

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:

Central District of California

(State)

Case number (if known): Chapter 11

☐ Check if this is an amended filing

**Official Form 201**

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

**1. Debtor's name**

S&W Blue Jay Way, LLC

**2. All other names debtor used in the last 8 years**

Include any assumed names, trade names, and *doing business* as names

**3. Debtor's federal Employer Identification Number (EIN)**

4 6 - 2 0 1 8 7 7 5

**4. Debtor's address**

**Principal place of business**

29138 Pacific Coast Hwy

Number Street

#775

Malibu

CA

90265

City

State

ZIP Code

Los Angeles

County

**Mailing address, if different from principal place of business**

Number Street

P.O. Box

Malibu

CA

City

State

ZIP Code

**Location of principal assets, if different from principal place of business**

1627-33 Blue Jay Way

Number Street

Los Angeles

CA

90069

City

State

ZIP Code

**5. Debtor's website (URL)**

Debtor S&W Blue Jay Way, LLC Case number (if known) \_\_\_\_\_  
Name

**6. Type of debtor**

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))  
☐ Partnership (excluding LLP)  
☐ Other. Specify: \_\_\_\_\_

**7. Describe debtor's business**

*A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

*B. Check all that apply:*

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

*C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.*

531000 \_ \_ \_ \_

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

*Check one:*

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. *Check all that apply:*

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

Debtor S&W Blue Jay Way, LLC

Name

Case number (if known) \_\_\_\_\_

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

If more than 2 cases, attach a separate list.

☒ No☐ Yes.

District \_\_\_\_\_

When \_\_\_\_\_

MM / DD / YYYY

Case number \_\_\_\_\_

District \_\_\_\_\_

When \_\_\_\_\_

MM / DD / YYYY

Case number \_\_\_\_\_

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

List all cases. If more than 1, attach a separate list.

☒ No☐ Yes.

Debtor \_\_\_\_\_

Relationship \_\_\_\_\_

District \_\_\_\_\_

When \_\_\_\_\_

MM / DD / YYYY

Case number, if known \_\_\_\_\_

**11. Why is the case filed in this district?***Check all that apply:*☒

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (Check all that apply.)☐

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐

It needs to be physically secured or protected from the weather.

☐

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐

Other \_\_\_\_\_

**Where is the property?**

Number \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_

State ZIP Code \_\_\_\_\_

**Is the property insured?**☐ No☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

Debtor S&W Blue Jay Way, LLC

Name

Case number (if known) \_\_\_\_\_

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.  
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

**15. Estimated assets**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million           | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million          | <input type="checkbox"/> More than \$50 billion        |

**16. Estimated liabilities**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million           | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million          | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million         | <input type="checkbox"/> More than \$50 billion        |

**Request for Relief, Declaration, and Signatures**

**WARNING —** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 8/4/2023  
MM / DD / YYYY

x Lisa Strickland Lisa Strickland  
Signature of authorized representative of debtor Printed name

Title Authorized Signatory on behalf of 1966 BJW, LLC,  
as Managing Member of S&W Blue Jay Way, LLC

Debtor S&W Blue Jay Way, LLC

Name

Case number (if known)

18. Signature of attorney

 /s/ Roye Zur

Date 08/04/2023

Signature of attorney for debtor

MM / DD / YYYY

Roye Zur

Printed name

Elkins Kalt Weintraub Rueben Gartside LLP

Firm name

10345 W. Olympic Blvd.

Number Street

Los Angeles

City

(310) 746-4495

Contact phone

CA 90064

State ZIP Code

rzur@elkinskalt.com

Email address

273875

Bar number

CA

State

**Fill in this information to identify the case:**

Debtor name S&W Blue Jay Way, LLC

United States Bankruptcy Court for the: Central District of CA  
(State)

Case number (If known): \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Los Angeles County Tax Collector 500 W Temple Street, Los Angeles, CA 90012		Unpaid Taxes				\$322,070
2	180 PCH, LLC 6320 Canoga Ave., Ste 1700 Woodland Hills, CA 91367		Loan				\$80,419
3	Green Acres, LLC 29138 Pacific Coast Hwy #775 Malibu, CA 90265		Loan				\$32,500
4	City of Los Angeles 200 N. Main St., Room 1240 Los Angeles, CA 90012		Grading bond	Contingent			\$595,526
5	City of Los Angeles 200 N. Main St., Room 1240 Los Angeles, CA 90012		Lateral support bond	Contingent			\$107,000
6	City of Los Angeles 200 N. Main St., Room 1240 Los Angeles, CA 90012		Import/export payment bond	Contingent			\$775,000
7	Cohen Williams LLP 724 S. Spring St., 9th Floor Los Angeles, CA 90014		Legal services				\$28,530
8	ECAMSECURE 3400 E. Airport Way Long Beach, CA 90806		Services				\$3,958.78

Debtor S&W Blue Jay Way, LLC  
Name

Case number (if known) \_\_\_\_\_

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	Golden Seven Trucking, Inc. 33014 Malinta Ave. Acton, CA 93510		Services				\$33,000
10	Grover-Hollingsworth & Associates, Inc. 31129 Via Colinas, Ste. 707 Westlake Village, CA 91362		Services				\$20,000
11	WREG LLC PO Box 6528 Malibu, CA 90264		Expense reimbursement				\$4,208.44
12	Harrison Design 6430 W. Sunset Blvd., Suite 1506 Los Angeles, CA 90028		Services				\$18,299
13	HUB International Insurance Services Inc. 3660 Wilshire Blvd, #424 Los Angeles, CA 90010		Insurance				\$5,967
14	John Labib Structural Engineers LLP 319 Main St. El Segundo, CA 90245		Services				\$2,225
15	Leon Krous Drilling Inc. 9300 Borden Avenue Sun Valley, CA 91352		Services				\$25,000
16	Peak Surveys 2488 Townsgate Rd. #D Westlake Village, CA 91361		Services				\$2,070.72
17	Sami Hayek LLC 9663 Santa Monica Blvd. #909 Beverly Hills, CA 90210		Services				\$20,654.52
18	SPF Architects 8609 Washington Blvd. Culver City, CA 90232		Services				\$59,844.99
19							
20							

Los Angeles County Tax Collector  
500 W Temple Street  
Los Angeles, CA 90012

180 PCH LLC  
6320 Canoga Ave  
Suite 1700  
Woodland Hills, CA 91367

Green Acres LLC  
29138 Pacific Coast Hwy 775  
Malibu, CA 90265

City of Los Angeles  
200 N Main Street  
Room 1240  
Los Angeles, CA 90012

Cohen Williams LLP  
724 S Spring Street  
9th Floor  
Los Angeles, CA 90014

ECAMSECURE  
3400 E Airport Way  
Long Beach, CA 90806

Golden Seven Trucking, Inc  
33014 Malinta Ave  
Acton, CA 93510

Grover-Hollingsworth & Associates Inc  
31129 Via Colinas  
Suite 707  
Westlake Village, CA 91362



Harrison Design  
6430 W Sunset Blvd  
Suite 1506  
Los Angeles, CA 90028

HUB International Insurance Services Inc  
3660 Wilshire Blvd Unit 424  
Los Angeles, CA 90010

John S Moreiko  
c/o Lenders TD Service Inc  
2422 Avenida De La Carlotta Suite 280  
Laguna Beach, CA 92653

Robert Cohen  
Trustee  
333 N La Peer Dr  
Beverly Hills, CA 90211

Blue Jay 180, LLC  
c/o Ronald N. Richards  
PO Box 11480  
Beverly Hills, CA 90213

Diana Torres-Brito  
Prober & Raphael ALC  
20750 Ventura Blvd Suite 100  
Woodland Hills, CA 91364

John Labib Structural Engineers LLP  
319 Main St  
El Segundo, CA 90245

Leon Krous Drilling Inc.  
9300 Borden Avenue  
Sun Valley, CA 91352

Peak Surveys  
2488 Townsgate Rd Unit D  
Westlake Village, CA 91361

Sami Hayek LLC  
9663 Santa Monica Blvd  
Suite 909  
Beverly Hills, CA 90210

SPF Architects  
8609 Washington Blvd  
Culver City, CA 90232

WREG LLC  
PO Box 6528  
Malibu, CA 90264

HS Blue Jay Way LLC  
c/o Paracorp Incorporated  
2804 Gateway Oaks Dr  
Sacramento, CA 95833

1966 BJW LLC  
c/o Paracorp Incorporated  
2804 Gateway Oaks Dr  
Sacramento, CA 95833

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address ELKINS KALT WEINTRAUB REUBEN GARTSIDE LLP Roye Zur, State Bar No. 273875 rzur@elkinskalt.com 10345 W. Olympic Blvd. Los Angeles, CA 90064 Telephone: (310) 746.4400 Facsimile: (310) 746.4499	FOR COURT USE ONLY
<input type="checkbox"/> Debtor(s) appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</b>	
In re: S&W Blue Jay Way, LLC	CASE NO.: CHAPTER: 11
	<b>VERIFICATION OF MASTER MAILING LIST OF CREDITORS [LBR 1007-1(a)]</b>
Debtor(s).	

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 3 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Debtor 1

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Debtor 2 (joint debtor) (if applicable)

Date: August 4, 2023

\_\_\_\_\_  
/s/ Roye Zur

\_\_\_\_\_  
Signature of Attorney for Debtor (if applicable)

**WRITTEN CONSENT OF THE MANAGING MEMBERS OF  
S&W BLUE JAY WAY, LLC  
a California limited liability company**

**August 4, 2023**

The undersigned Managing Members of S&W Blue Jay Way, LLC, a California limited liability company (the "Company"), acting by the authority granted to them by the Company's Operating Agreements, as amended, hereby consent to the adoption of the following resolutions.

**WHEREAS**, the lenders holding the senior deed of trust on the Company's primary asset, the real property located at 1627-1633 Blue Jay Way, Los Angeles, CA 90069 (the "Property"), have commenced non-judicial foreclosure proceedings against the Property.

**WHEREAS**, the Managing Members have evaluated various alternatives to maximize the value of the Property for the benefit of all creditors and the members of the Company.

**WHEREAS**, the Managing Members have determined that it is advisable and in the best interests of the Company, its creditors, its owners/members, and other interested parties that a voluntary petition (the "Bankruptcy Case") be filed by the Company under the provisions of Chapter 11 of Title 11 of the United States Code.

**NOW, THEREFORE, BE IT RESOLVED**, that one of the Company's Managing Members, 1966 BJW, LLC, a Delaware limited liability company ("BJW"), by and through its authorized signatory, shall be and hereby is authorized, empowered, and directed, in the name of and on behalf of the Company, to execute and deliver the voluntary petition necessary for the commencement of the Bankruptcy Case.

**RESOLVED FURTHER**, that one of the Company's Managing Members, HS Blue Jay Way, LLC, a California limited liability company ("HS"), by and through its authorized signatory, shall be and hereby is authorized, empowered, and directed, in the name of and on behalf of the Company, to execute and deliver the schedules, statements, and other forms required to be filed with the voluntary petition in the Bankruptcy Case.

**RESOLVED FURTHER**, that all acts lawfully done, or actions lawfully taken by BJW and HS in commencing the Bankruptcy Case, be and hereby are, adopted, ratified, and approved in all respects as the acts and deeds of the Company.

**RESOLVED FURTHER**, that nothing in these Resolutions shall affect the consents required under the Company's Operating Agreement (as amended) for the approval of various further actions that may be taken on behalf of the Company, whether in the Bankruptcy Case or otherwise.

///

///

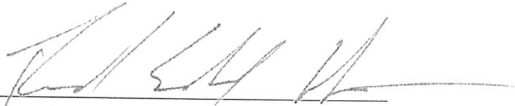
**RESOLVED FURTHER**, that this consent may be executed in one or more counterparts, and each counterpart shall be deemed an original together constituting one instrument.

**IN WITNESS WHEREOF**, the undersigned, being the Managing Members of the Company, have executed this document on and as of the date first set forth above.

S&W Blue Jay Way, LLC  
a California limited liability company

By: 1966 BJW, LLC  
a Delaware limited liability company

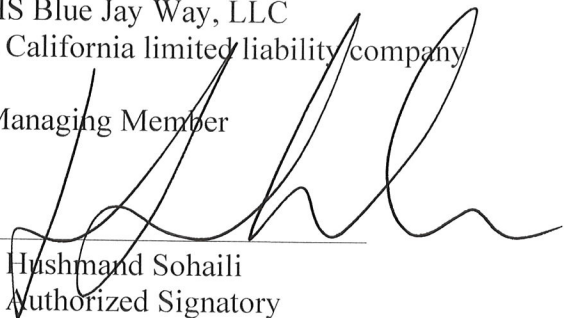
Its: Managing Member

By:   
Name: Richard Weintraub  
Title: Authorized Signatory

Dated: 8/4/2023

By: HS Blue Jay Way, LLC  
a California limited liability company

Its: Managing Member

By:   
Name: Hushmand Sohaili  
Title: Authorized Signatory

Dated: 8/4/2023